



## 2 Birchtree Lane

, Rugeley, WS15 1NQ

**£189,995**



Chase Owl are pleased to market this well presented three bedroom semi detached home. Having gone through a REFURBISHMENT PROGRAMME, making the property ideal for First Time Buyers and OFFERED WITH NO UPWARD CHAIN. Having Lounge, Open plan Breakfast Kitchen, Utility Room and Guest Cloakroom. First Floor Landing to Three Bedrooms and Shower Room. Gardens to front and rear.



### Lounge 13'5" x 8'11" (4.09m x 2.72m)

Approached from upvc double glazed front entrance door and having inset ceiling lights, radiator, laminate flooring and upvc double glazed window to front aspect. Stairs leading to First Floor Landing and being open plan to ;

### Open plan Breakfast Kitchen 21'5" x 10'3" (6.53m x 3.12m)

Bing fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Built in electric oven with hob and extractor over, space for washing machine and fridge / freezer. Wall mounted combination boiler, inset ceiling lights, laminate flooring and upvc double glazed window to side aspect. French upvc doors to Rear Garden and door to Utility.

### Utility Room 7'9" x 5'9" (2.36m x 1.75m)

Having inset lights, radiator, laminate flooring and upvc double glazed window and door to side elevation. Further door to Guest Cloakroom.

### Guest Cloakroom

Comprising w.c, light point, laminate flooring and upvc double glazed window to side aspect.

### First Floor Landing

Approached from stairs in Lounge and having light point and loft access.

### Bedroom One 13'4" x 10'7" (4.06m x 3.23m)

Having ceiling light point, radiator, built in wardrobe and upvc double glazed window to front aspect.

### Bedroom Two 12'6" x 8'9" (3.81m x 2.67m)

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

### Bedroom Three 8'7" x 7'10" (2.62m x 2.39m)

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

### Shower Room

Comprising double walk in shower cubicle, vanity hand wash basin and w.c. Inset ceiling lights, extractor fan, heated towel rail, tiled flooring and upvc double glazed window to front aspect.

### Agents Note

The property has gone through a refurbishment programme with; New Kitchen, Shower Room, Electrics, Gas Central Heating, Windows and Doors. The property has also had the floors replaced with a clean certificate on file for prospective purchasers to view.

### Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

#### Fixtures and Fittings:

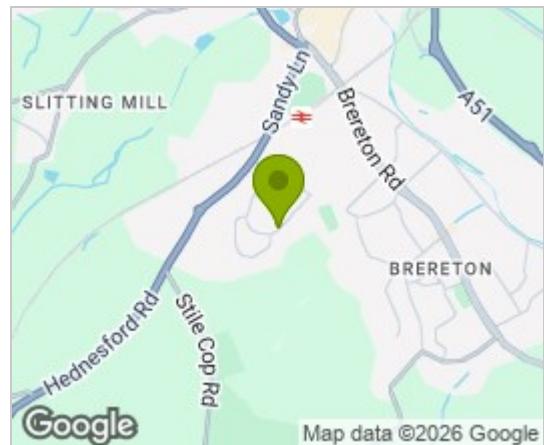
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

#### Money Laundering;

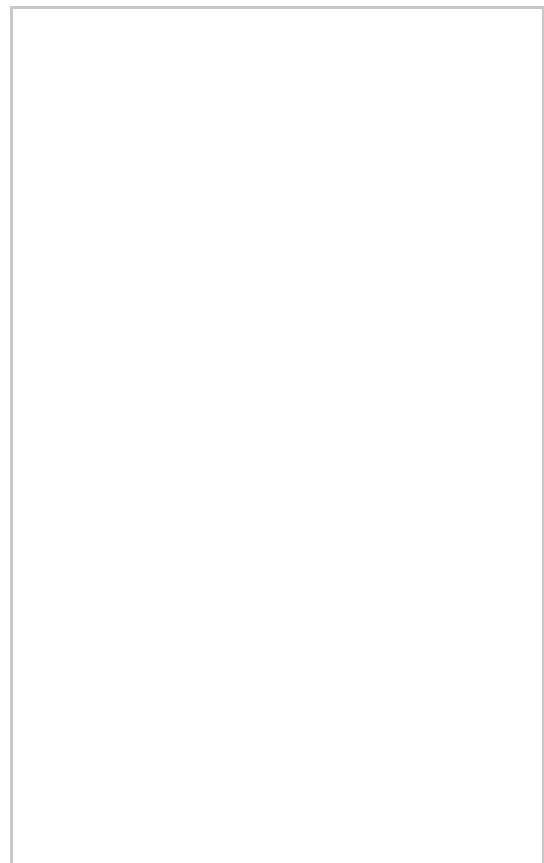
Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

### Area Map



### Floor Plans



### Energy Efficiency Graph

